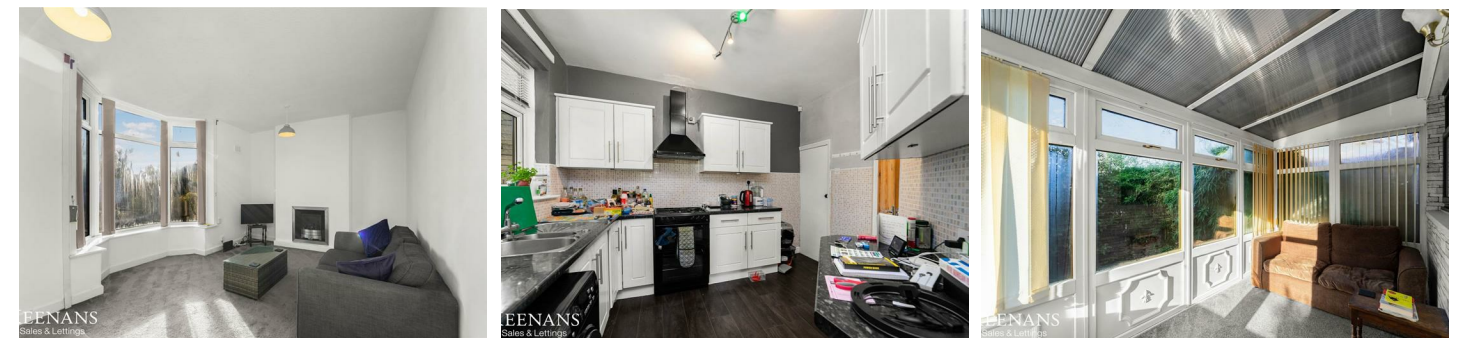


Total area: approx. 1004.5 sq. feet

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



## Queensway, Rochdale, OL11 1TP

### Offers Over £150,000

PERFECT FIRST TIME HOME IN THE POPULAR TOWN OF ROCHDALE

Situated in a convenient area of Rochdale, sits this two bedroom semi-detached property with easy access to the town centre. With a good sized living room, a fitted kitchen, two double bedrooms, a three piece bathroom suite as well as a front and rear garden, this property is perfect for a first time buyer or somebody looking for a practical downsizer. This property is also just a short drive away from well regarded schools, local amenities and commuter routes to surrounding towns and villages.

The property comprises briefly: a welcoming entrance into the hallway with stairs leading to the first floor landing and doors providing access to the kitchen/dining room and living room. From the kitchen, there is a door providing access into the conservatory. The rear garden can be accessed through the conservatory. From the first floor, there are doors providing access to two double bedrooms, a three piece bathroom suite and storage. Externally, this property offers a rear, enclosed, laid to lawn garden with mature shrubs and a gate to access the front of the property. To the front, there is a laid to lawn garden with mature shrubs.

Viewings can be arranged by calling our Rochdale team.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Queensway, Rochdale, OL11 1TP

Offers Over £150,000



- EPC Rated C
- Semi-Detached
- Close To Town Centre
- Council Tax Band A
- Freehold Property
- Two Large Garden Areas
- Two Double Bedrooms
- On Road Parking
- Nearby Public Transport Links
- Well Located

## Ground Floor

### Hall

12'05 x 5'07 (3.78m x 1.70m )

UPVC double glazed entrance door, central heating radiator, laminate flooring, stairs to first floor landing, doors to the kitchen / dining room, living room, under stairs storage.

### Reception Room

15'11 x 10'05 (4.85m x 3.18m )

UPVC double glazed bay window, central heating radiator, TV point and inset gas fire.

### Kitchen / Dining Room

18'08 x 17'11 (5.69m x 5.46m )

Two UPVC double glazed windows, central heating radiator, wall and base units, laminate worktop, stainless steel sink and drainer with mixer tap, space for freestanding cooker, extractor hood, plumbing for washing machine, space for fridge / freezer, boiler, smoke alarm, TV point, laminate flooring and door to the conservatory.

### Conservatory

12'05 x 6'02 (3.78m x 1.88m )

UPVC double glazed window, gas fire with wood hearth, laminate flooring, UPVC double glazed door to the rear garden, stairs to first floor land.

## First Floor

### Landing

7'04 x 5'05 (2.24m x 1.65m )

UPVC double glazed window, storage cupboard and doors to two bedrooms and bathroom.

### Bedroom One

11'06 x 9'11 (3.51m x 3.02m )

UPVC double glazed window and central heating radiator.

### Bedroom Two

11'06 x 9'11 (3.51m x 3.02m )

UPVC double glazed window, central heating radiator and TV point.

### Bathroom

11'06 x 5'10 (3.51m x 1.78m )

Two UPVC double glazed windows, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, P-shape bath with mixer tap and electric feed shower over, part tiled elevations and tiled floor.

## External

### Front

Laid to lawn and bedding areas.

### Rear

Laid to lawn garden and bedding areas.



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